



 **2**
Bedrooms

 **1**
Bathroom



****DETACHED**SOUTH FACING GARDEN**NO ONWARDS CHAIN****Suttons is delighted to present for sale this charming two-bedroom detached bungalow situated in a peaceful cul-de-sac, just off the London Road. The property boasts a desirable south-facing garden and offers convenient access to various amenities, including convenience stores, Asda, Aldi, Stretton Church, and St Annes Primary School. Additionally, it enjoys proximity to Jaguar Land Rover, Middlemarch Business Park, Coventry Airport, the City Centre, and the University.

The bungalow features an entrance hallway with two storage cupboards, two generously sized bedrooms with built-in storage, a lounge/diner with a sliding patio door opening onto the garden, a fully tiled shower room, and a modern fitted kitchen with a gas hob and ample space for appliances. The low-maintenance gardens at the front and rear of the property provide easy upkeep, while the rear garden benefits from abundant sunlight due to its south-facing orientation. Furthermore, the property includes a single detached garage, double glazing, gas central heating, and the added convenience of no onwards chain.

Good to know:

EPC - D

66 Square meters / 710 Square foot

Vaillant boiler - located in the hallway cupboard - installed 2013

Both side/front doors have been recently replaced.

Loft - accessed from the hallway - insulated, not board, no ladder.

A public car charging point is located in the street.

Probate granted.

Council Tax Band - B - £1,700 pa



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Dell Close, Coventry, CV3 3AA



Total Area: Approx 65 sq/m

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

